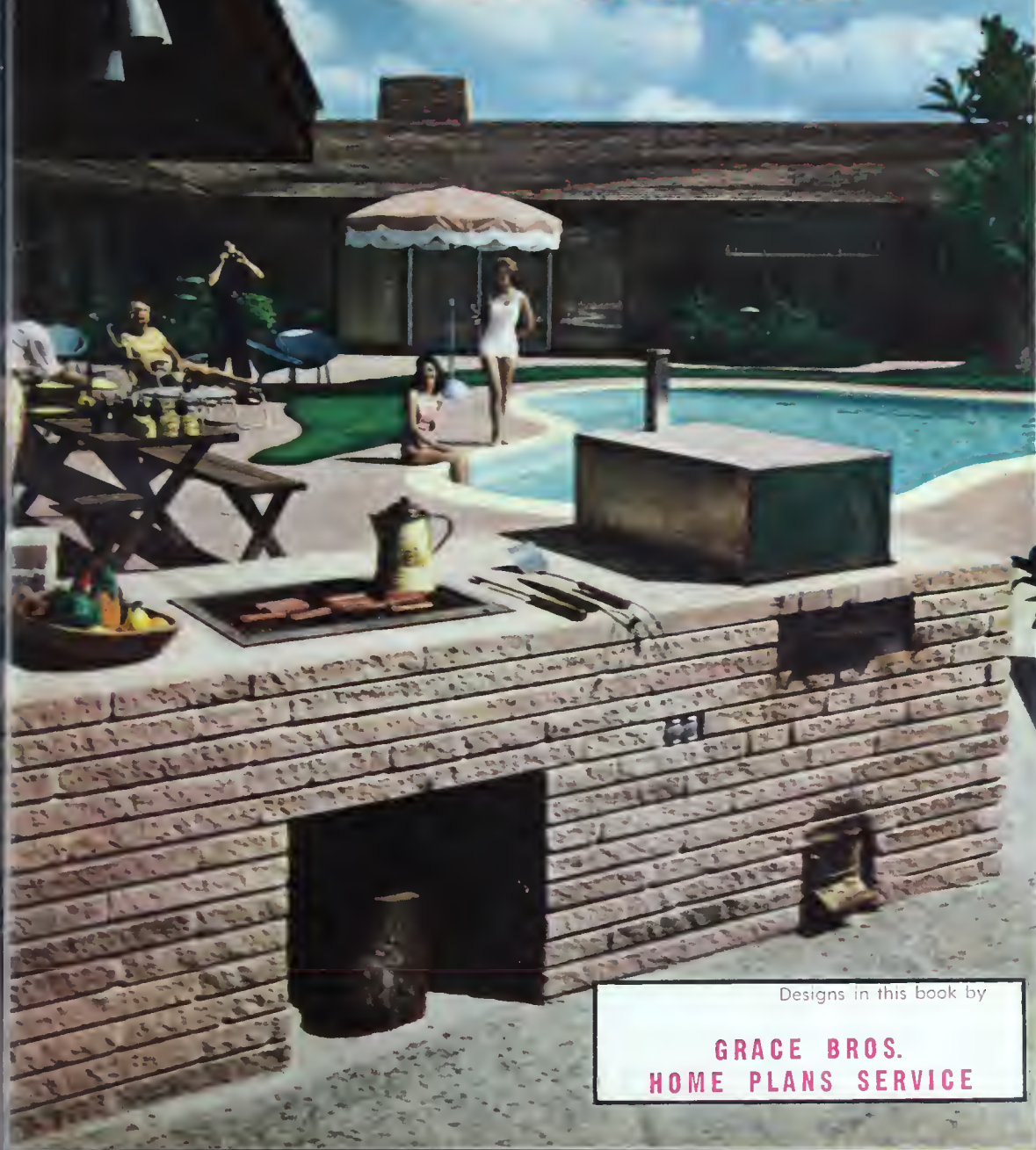


ELEVATED HOMES FOR VIEWS AND SLOPING SITES

3/-



Designs in this book by

**GRACE BROS.
HOME PLANS SERVICE**

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BIG RANGE OF SHAPES

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Marley masonry comes in a big range of shapes, textures and colours for inside or outside use. Concrete is so versatile, adds a new zest to home improvement.

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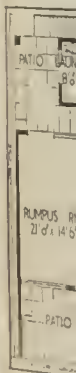
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FINEST TECHNICAL SERVICE IN N.S.W.

Marley Reliance Industries Pty. Ltd.
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MOD
Homes elevate
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with any degra
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is not as high
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MODERN APPEAL IN ELEVATED HOMES

Homes elevated above ground level have an air of modern vitality and may be used effectively on land which is level or with any degree of slope from slight to sharp.

To achieve the best results within the framework of the available budget requires skilled planning, training and experience. The HOME PLAN SERVICE in this book, illustrates 45 of its most popular designs in a wide variety of size, shape and style, all with some form of accommodation under the building.

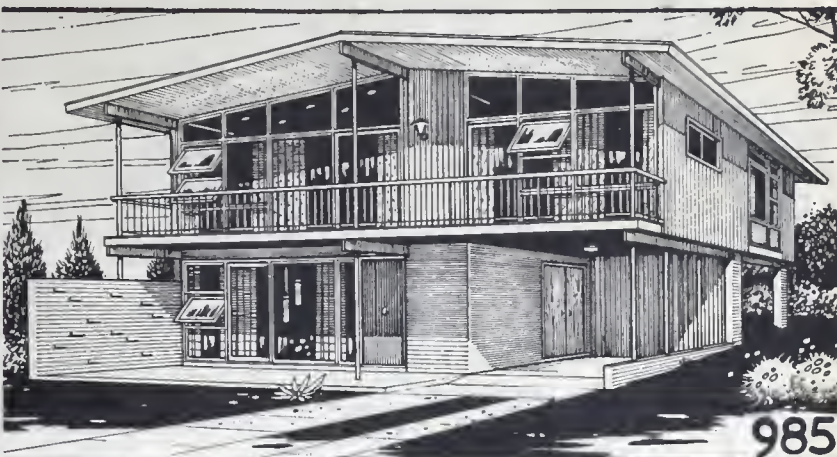
In some cases a single carport or garage occupies only part of the space available, in others the whole of the basement area is utilised with a rumpus room, laundry, play area, staircase.

PRACTICAL RESULTS are gained, quite apart from the modern appealing appearance, by lifting the whole house from the ground. A view may be gained which would otherwise be lost—this could increase the value of the house by hundreds of pounds.

The height of the building creates an air of privacy by making neighbours seem more remote. As Queenslanders will agree—they have been elevating their homes for years—the house will be cooler in summer.

COST

The cost of elevating a house is not as high as is sometimes supposed and could be as low



as £300 on a timber framed house of approximately 10 squares; in brick veneer the cost could be in the vicinity of £1000; brick would be considerably more and not as practical for this architectural style.

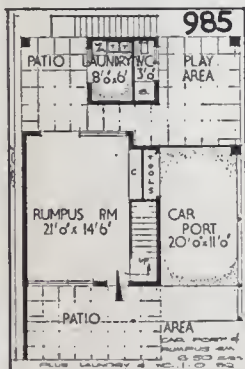
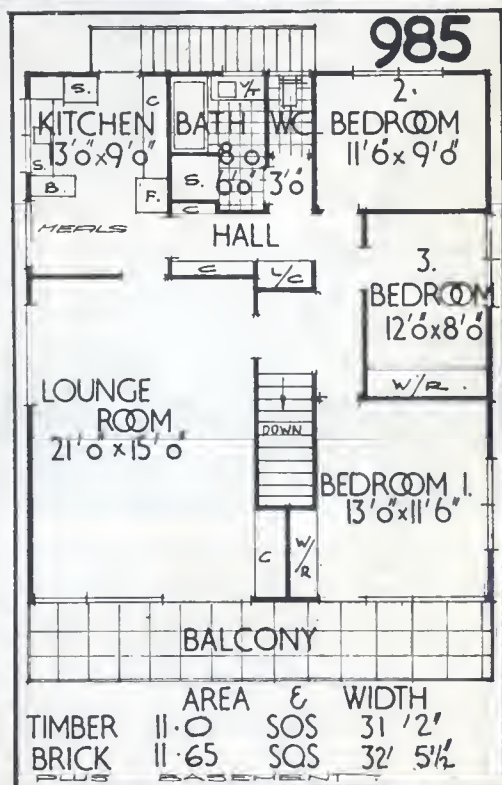
The shell of the basement could be constructed leaving the finishing until finance is available. This potential for expanding the house in the future is not so readily found in a bungalow on ground level.

The fact that shelter for two cars and a rumpus room can be gained must be off-set against the cost of elevating the house.

Elevated designs require a staircase. This can be external or internal. Both styles of access are shown in this book.

BUILDING MATERIALS for this type of home are usually a combination of different varieties for contrast in texture, added interest and practical construction. Concrete masonry block is ideal for basement and feature walls, screens, carports, barbecue fireplaces and other finishing.

On a block of limited size more accommodation can be provided, still leaving pleasant open spaces for lawns and gardens in which to set the house.



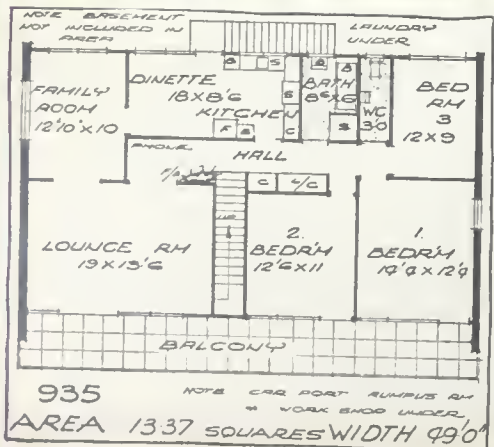
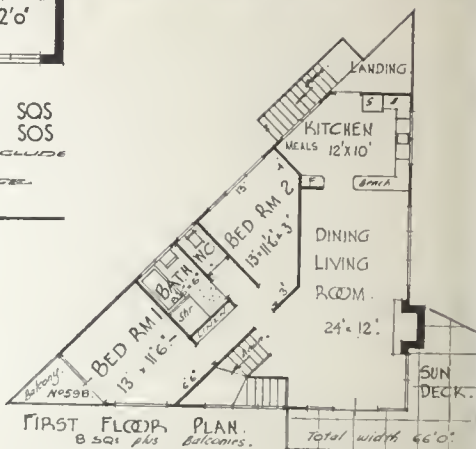
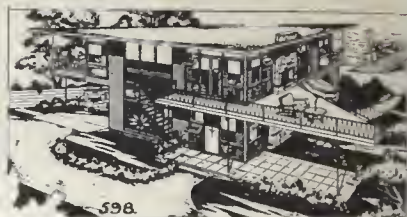
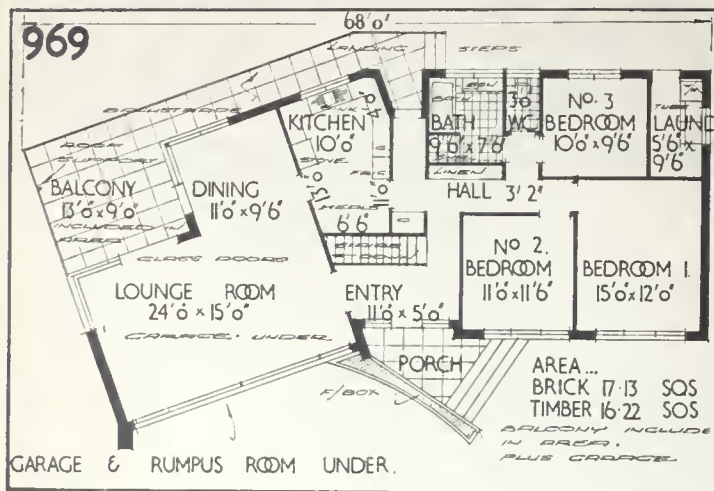
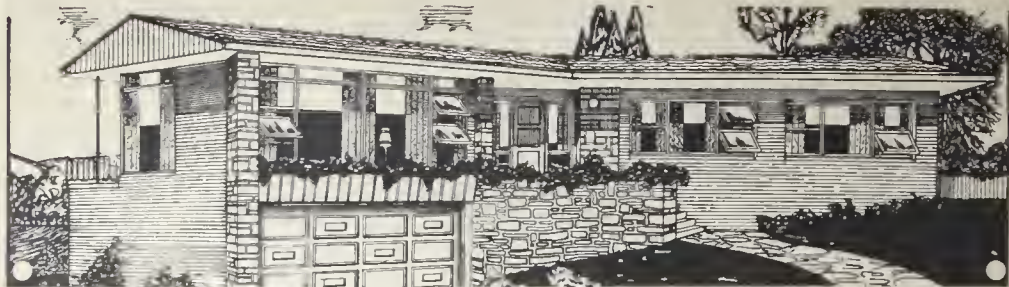
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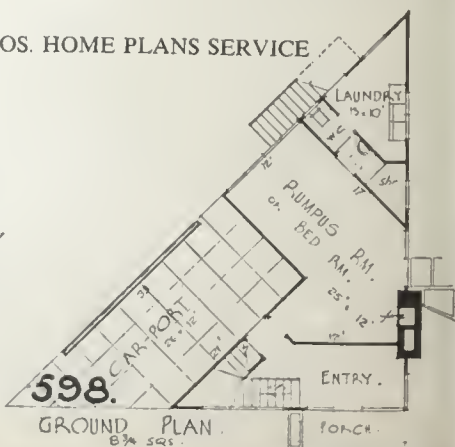
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WE HOPE THESE DESIGNS WILL GIVE YOU MANY INTERESTING IDEAS AND SPARK A FRESH IMAGINATIVE APPROACH TO PLANNING YOUR NEW HOME



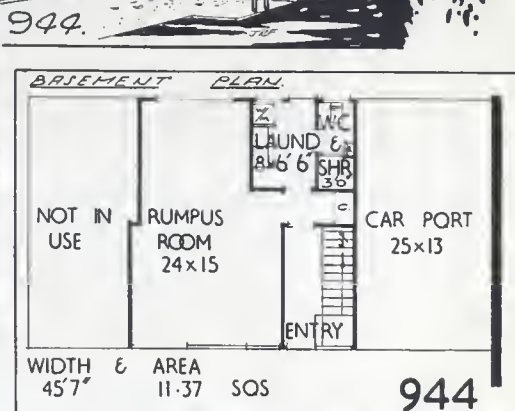
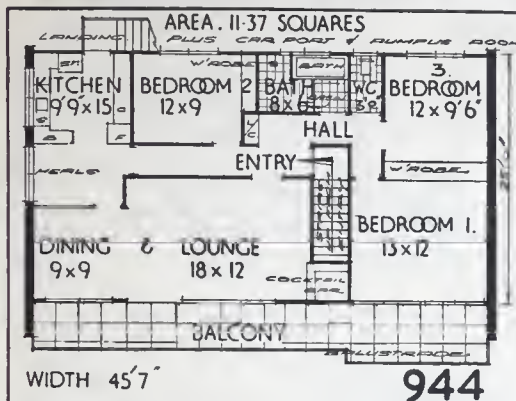
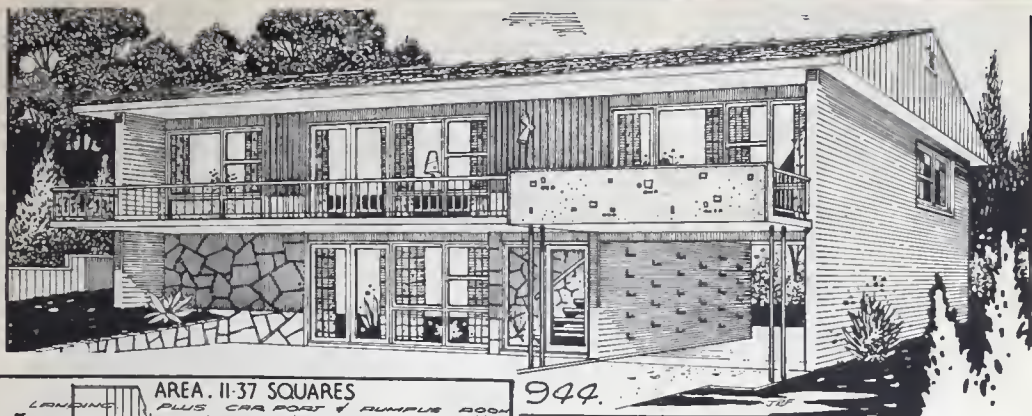
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STANDARD PLANS ALL AVAILABLE IN MIRROR REVERSE POSITION AND IN ANY BUILDING MATERIAL. 5 copies plan, 3 copies specification. £9/9/0.



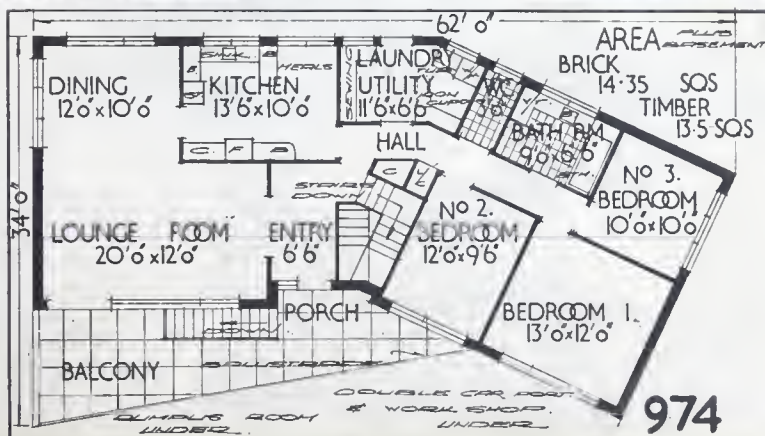
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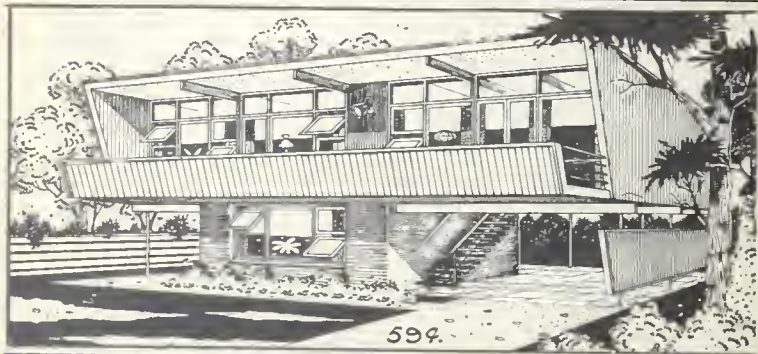
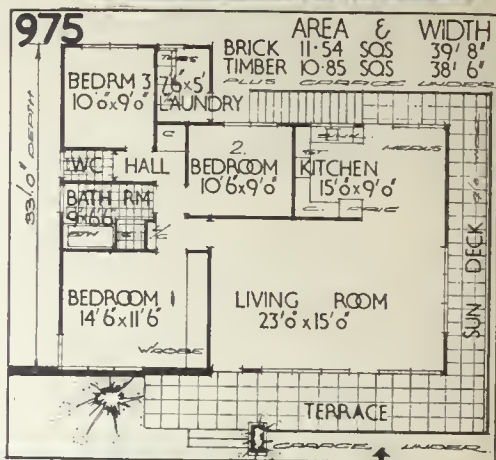
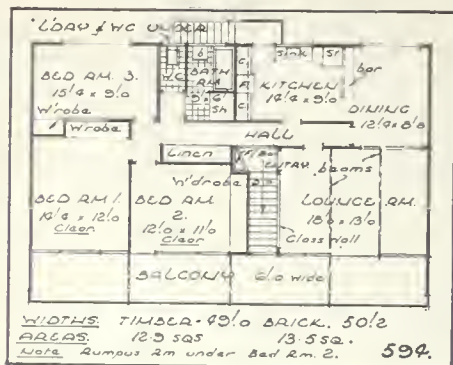
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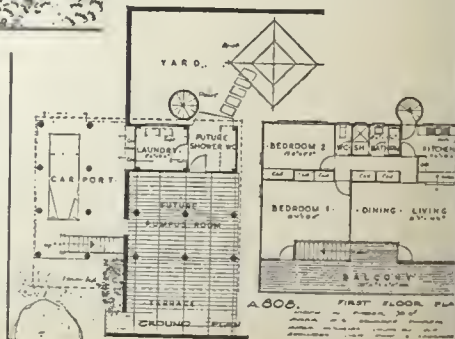
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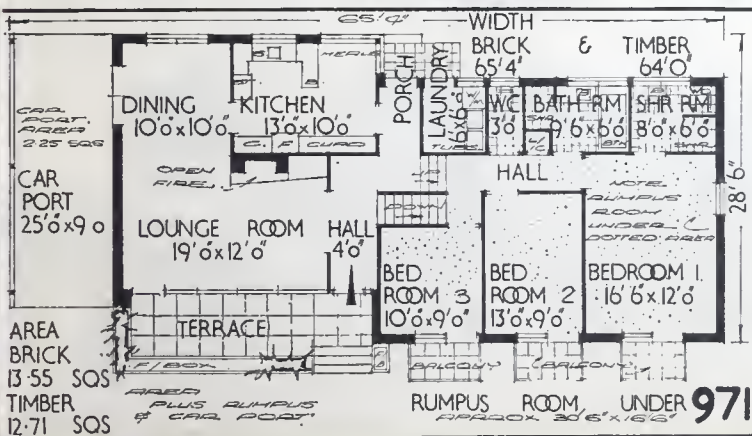
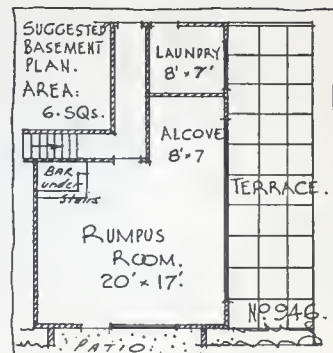
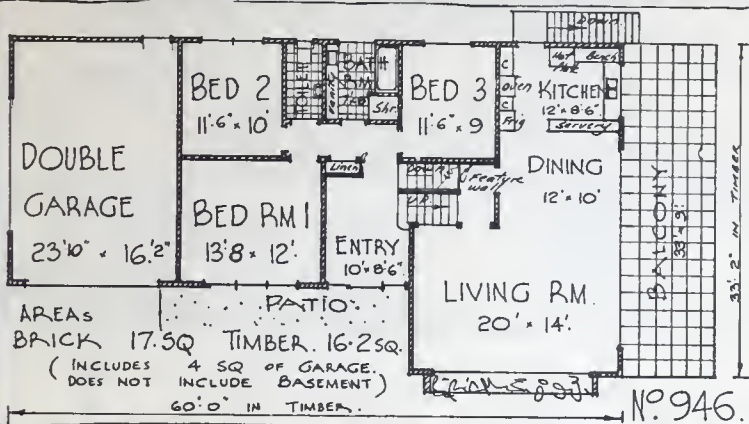
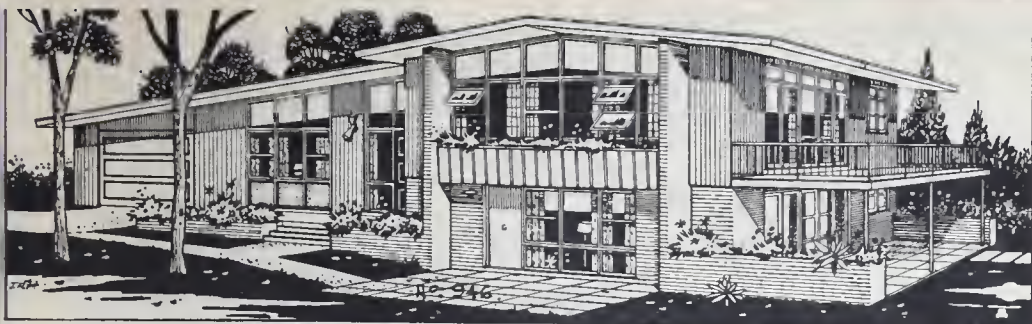
Concrete masonry construction is ideal for elevated homes giving the basement texture contrast and a less bulky appearance than solid brick. The designs in this book by the Home Plans Service show many ways in which the basement can be designed to provide the most suitable accommodation for individual needs.



CAR
PORT
AREA
225 SQ

CAR
PORT
25'0"x9'0"

AREA
BRICK
13.55 SQ
TIMBER
2.71 SQ

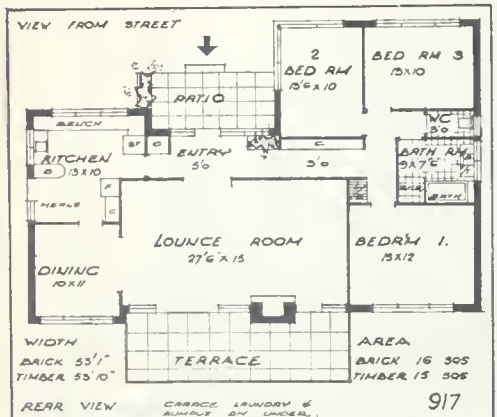
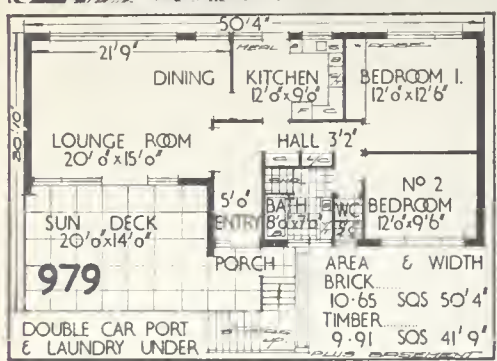
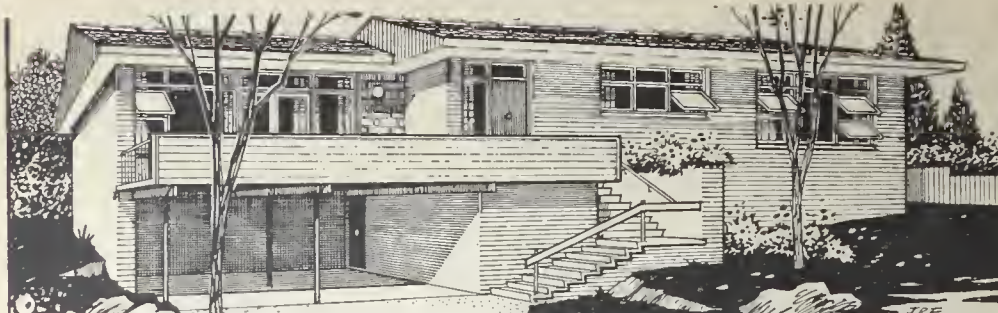


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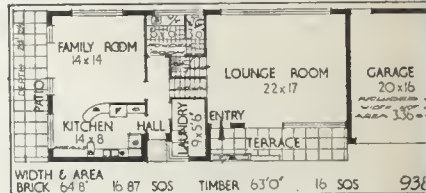
If your design is not in the standard plan range we will draw it specially for you.

STANDARD PLANS £9/9/0 in any building material and in the mirror reverse position.

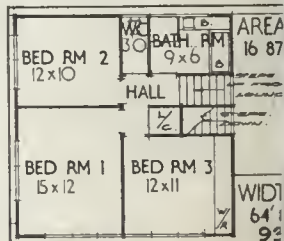
All plans guaranteed to pass Council. 5 copies of plan, 3 specifications. Extra copies 6/6 each.



FREE ADVISORY SERVICE on all your home planning problems at any HOME PLANS SERVICE BUREAU. Senior staff handle your telephone enquiries.
Grace Bros. Broadway BO946, exn. 455



FRONT VIEW OF 917



VIEW FROM REAR

917

739.

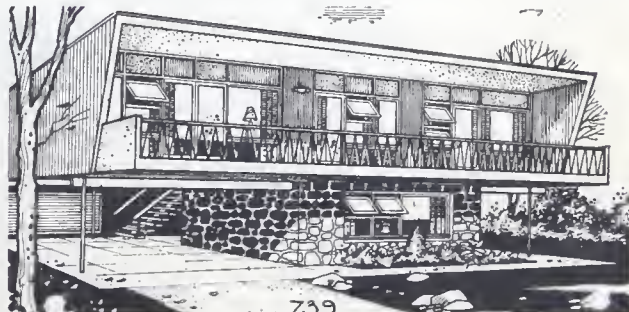
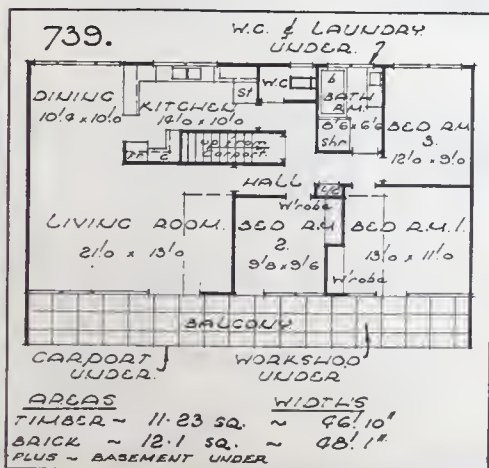
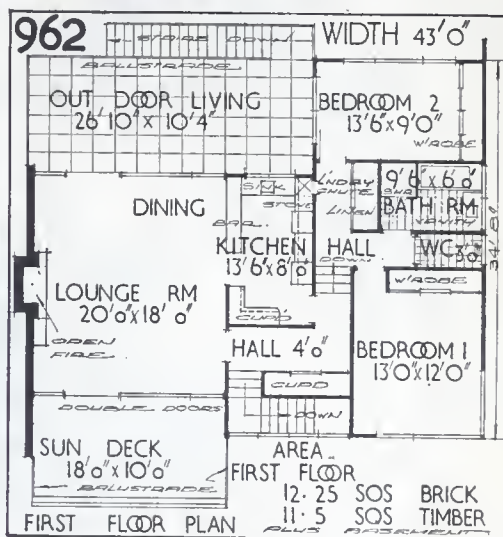
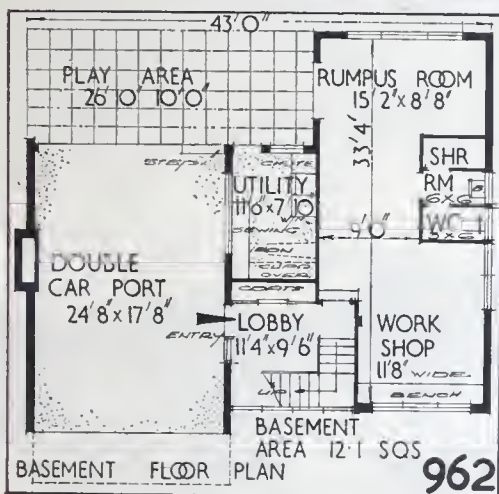
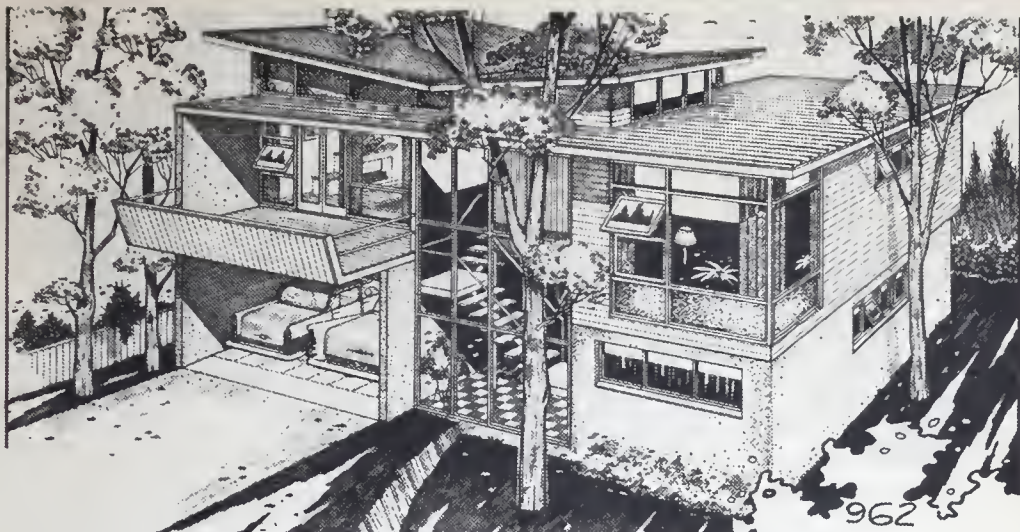
LIVING 10'0" x 10'0"

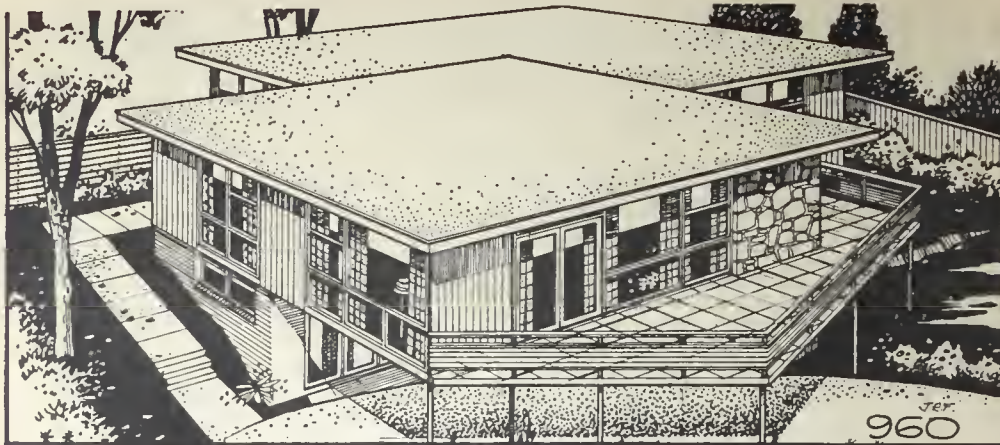
LIVING 21'0"

CARPORT UNDER

AREAS

TIMBER - BRICK - PLUS - BAS





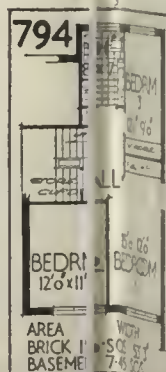
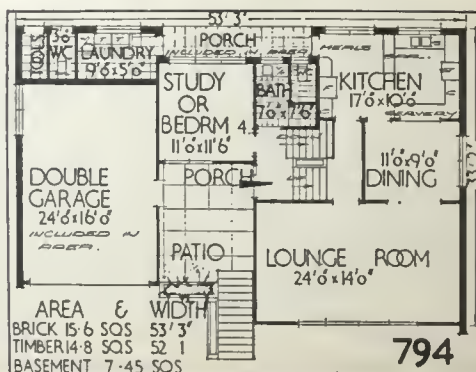
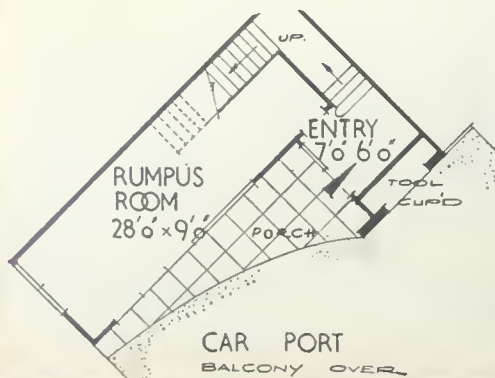
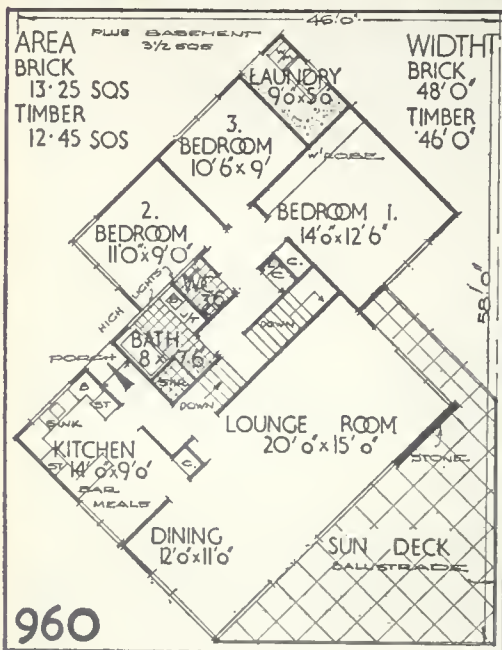
Australian homeowners show great imagination and individuality in planning a new home. The range of the extensive Home Plans Service is 80% of plans are drawn individually for our clients. Technical guidance and practical advice eliminate guesswork and save you costly mistakes.

FEE FOR INDIVIDUAL PLANS
 ALL PRICES ARE BASED ON 27/6 per square foot of area; 21/- per square foot for basements, carports, pergolas, no charge for balconies, 5 copies plus 3 copies specification. Extra copies 6/6. 2 weeks delivery.

You may submit any design; use ideas from one or more of our standard designs; or amend any standard design to suit your requirements: changing roof style, adapting the plan to the land whether level or sloping; adding or deleting rooms; increasing or decreasing the overall size to suit the budget.

If you wish to see your proposed design drawn to scale for a more study we will prepare a **GROUND PLAN SKETCH FOR £3/3/-**.

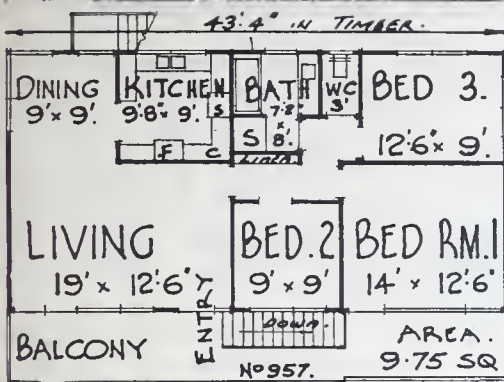
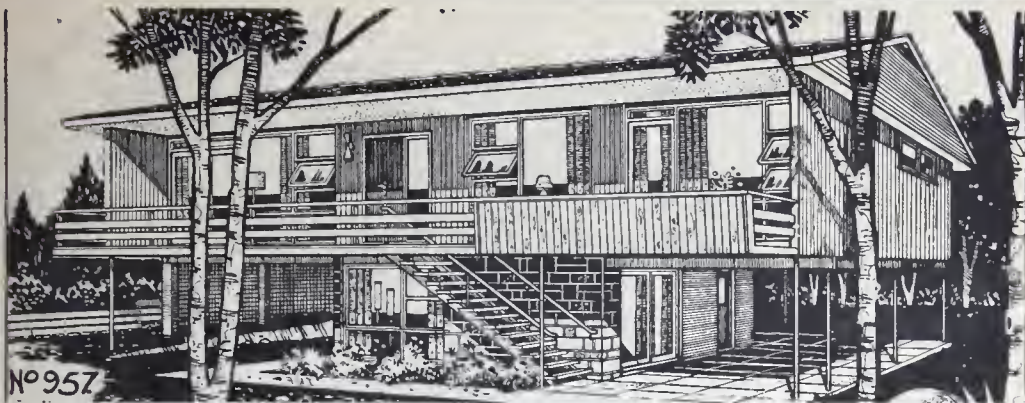
The Home Plans Service will advise on placing the house on the site; on the most suitable design for the block to take advantage of all its assets; on amending a design which you have admired to suit your land, your budget and your requirements.



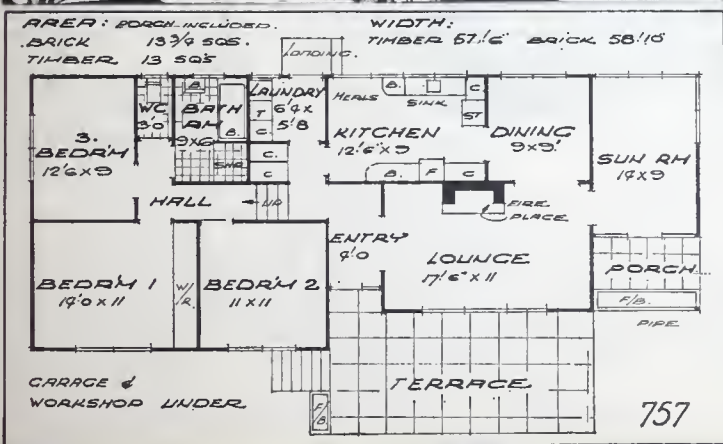
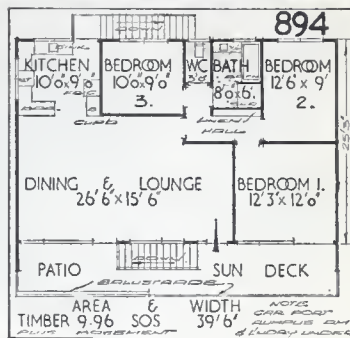
Australian show great imagination and planning a new home. Despite the extensive range of Home Plans service signs 80% of our clients. Technical guidance and practical advice eliminate mistakes and save you only a few.

FEE FOR INDIVIDUALLY PRICED PLANS is 27/6 per square foot based on area: 21/- per square foot for garages; no charge for balconies. 5 copies per specification. Extra 2 weeks delivery. Our standard hanging roof or sloping, and deleting to suit the budget. Study we £3/3/-.

the house on site; on the one hand, on amending your budget and our require-



Design 894 is very similar to design 957. Due to restricted space we have shown the alternative ground plan only. This has been done in several instances in this book.



ORDER FORM FOR STANDARD PLANS

PLAN NO. as drawn or mirror reversed.

Building Material

Roofing Material

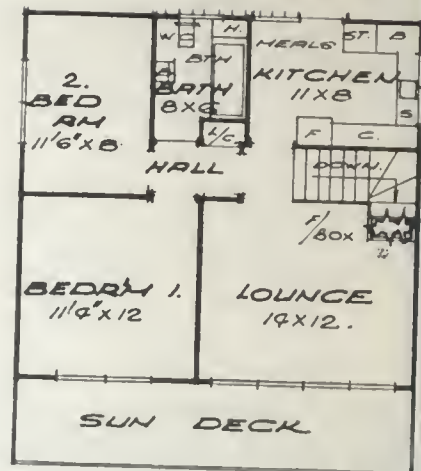
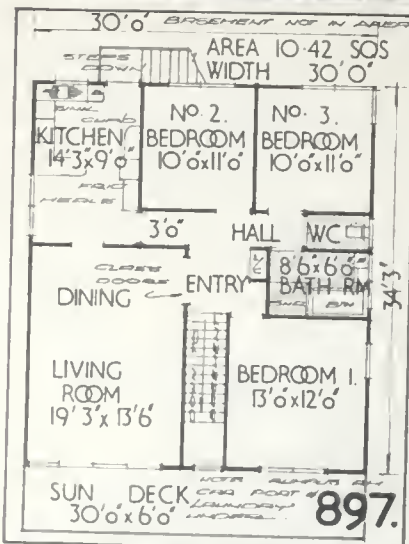
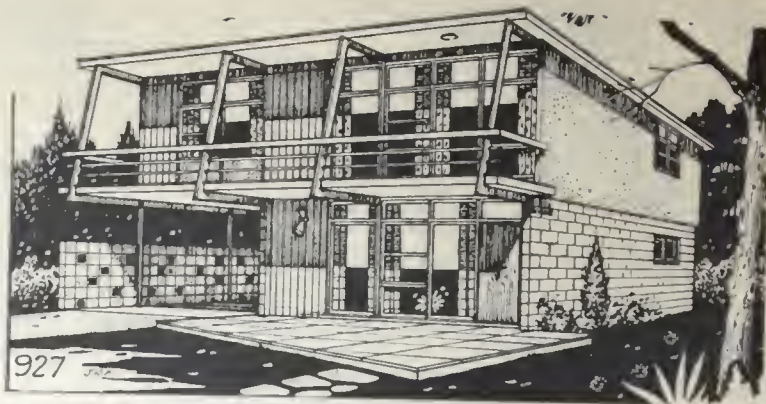
Sewer, septic, E.C.

ENCLOSE FEE OF £9/9/- (cheque, money order). Please send plans & specifications, as above

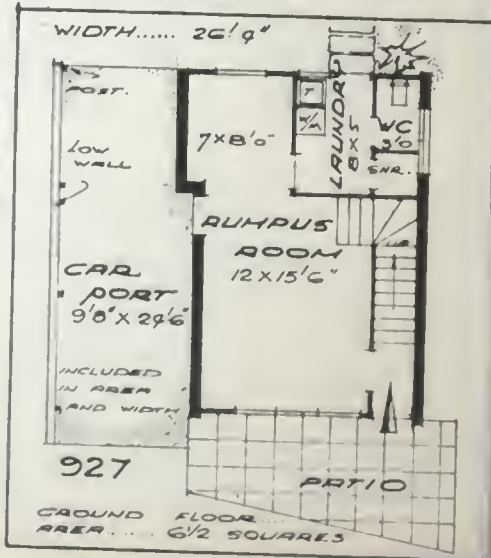
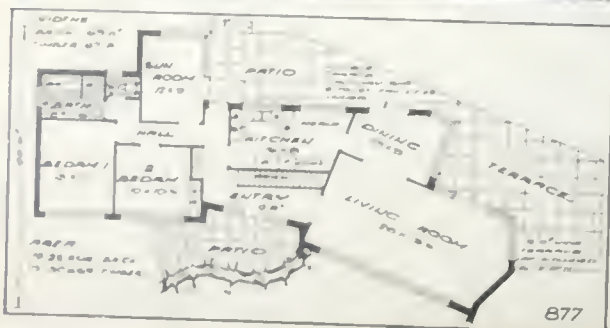
TO: Mr/s

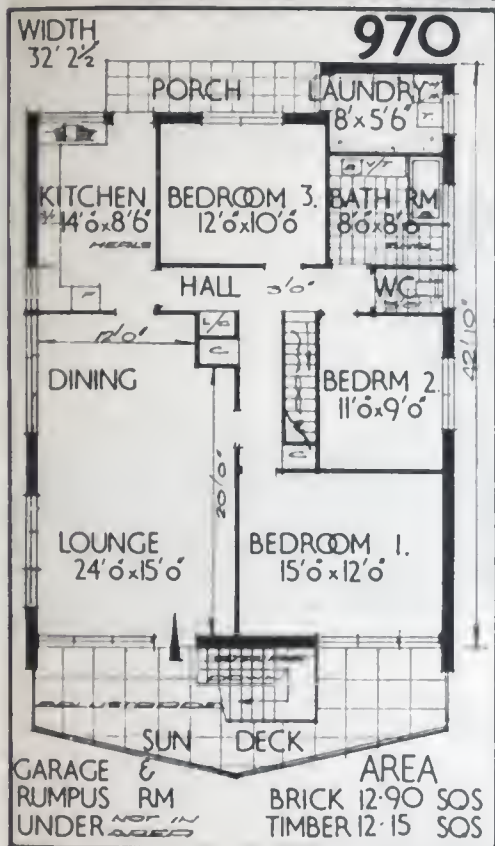
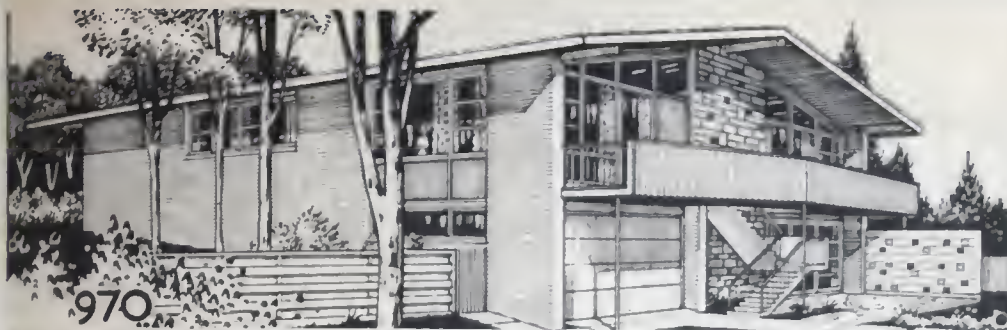
BASIC POINTS TO CONSIDER IN SELECTING YOUR HOME PLAN

- Firstly, study the ground plan. The exterior of the house can be styled round any layout to create the appearance you admire.
- Secondly, it is the size of the house which has the greatest influence on building cost, not the design. The area is quoted for each design in "squares". Each square represents 100 square feet.
- Thirdly, your immediate accommodation requirements must be met but future needs should not be overlooked.
- Fourthly, to have sun and breeze in the rooms to make the most of the best aspect of the land, consider the designs also in their mirror reverse position.



927 ground plan.
897 is an alternative layout for this home.





MODIFICATIONS TO STANDARD PLANS

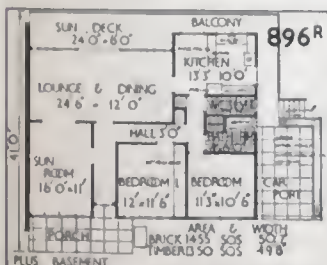
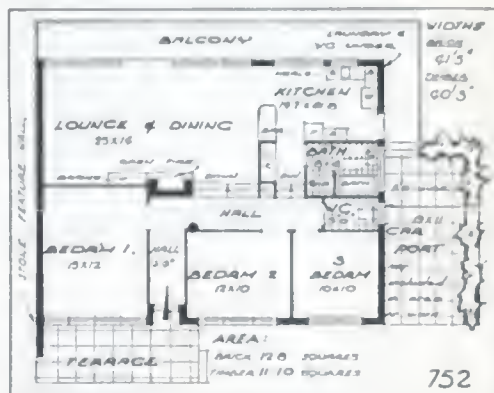
Standard plans may be modified in any way you wish. In the case of minor modifications it is quite usual practice to use the standard plan and make the required alterations by direct arrangement with the builder. This could be a change in the size or style of windows or a re-arrangement of the kitchen or bathroom fittings.

Fundamental alterations to the drawing would be a variation to room sizes or roof style and, in such cases, it would be necessary to have a new plan prepared individually.

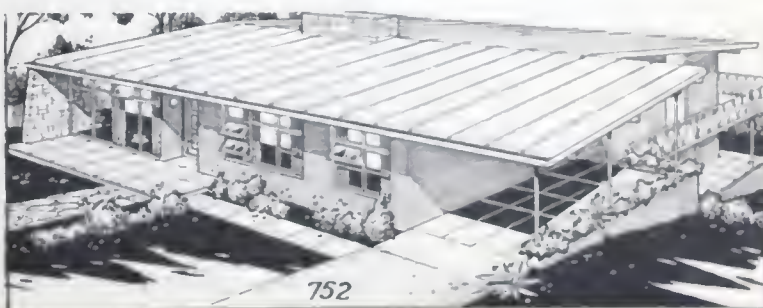
Discuss your requirements with the Home Plans Service at Grace Bros. stores and you will receive practical advice on the possibility of using the standard plan or alternatively the cost of preparing the new drawing.

ALL STANDARD PLANS COST £9/9/-.

INDIVIDUALLY PREPARED PLANS COST 27/6 per square based on area; 21/- per square for the basement.



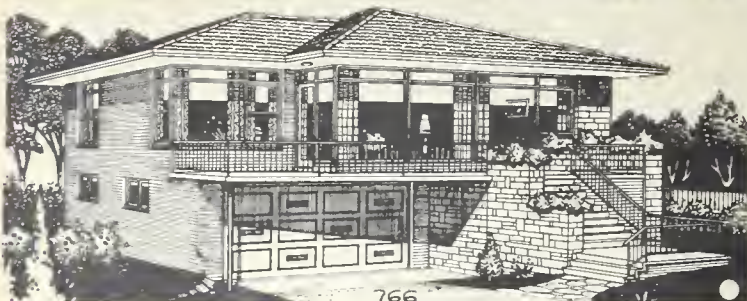
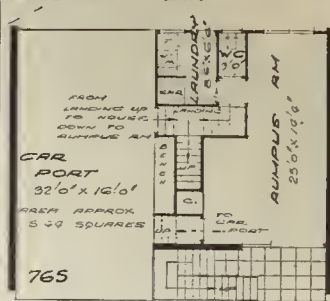
896R is an alternative layout for design 752.



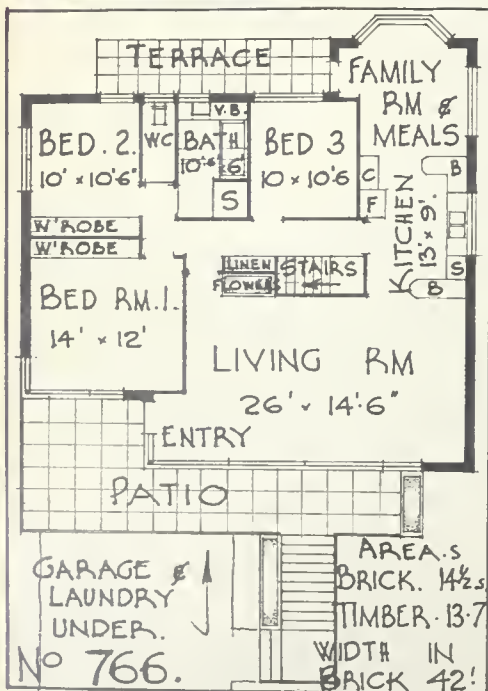
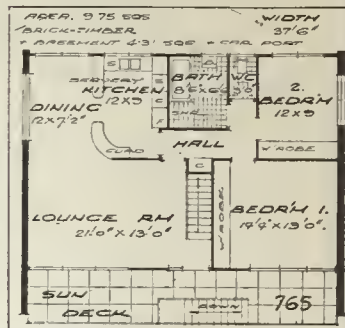
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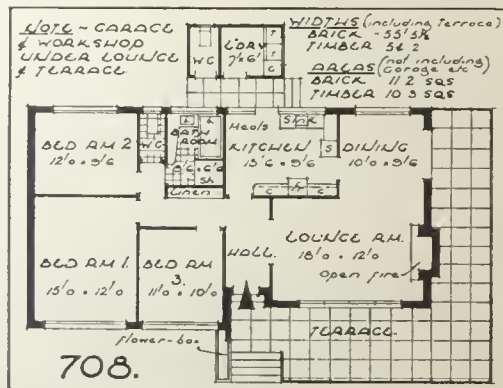
BASEMENT PLAN



766



708

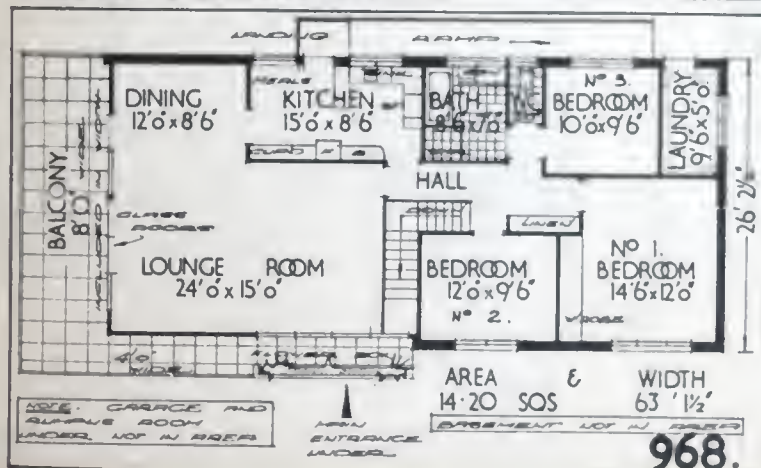
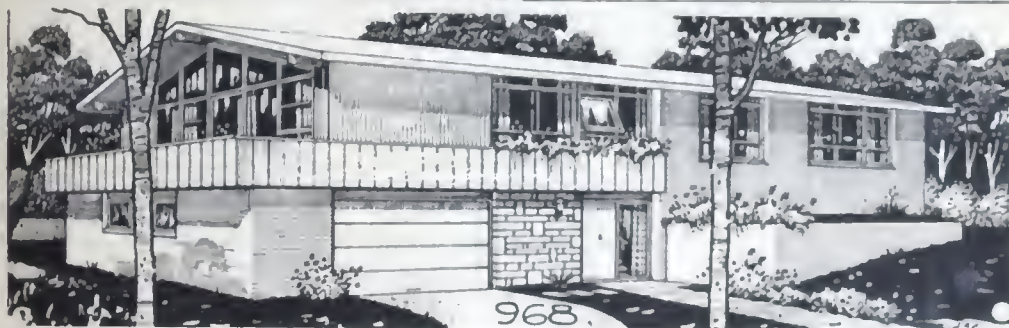
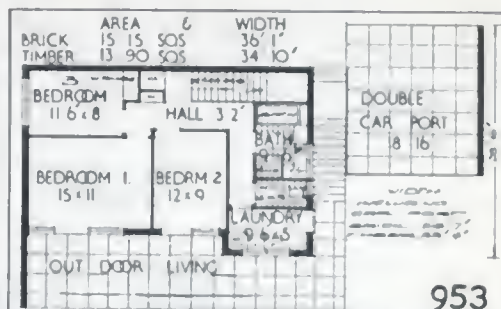
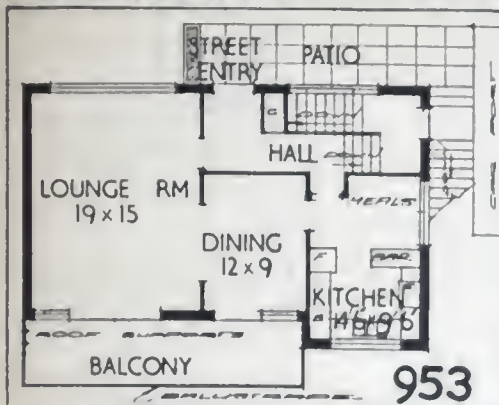
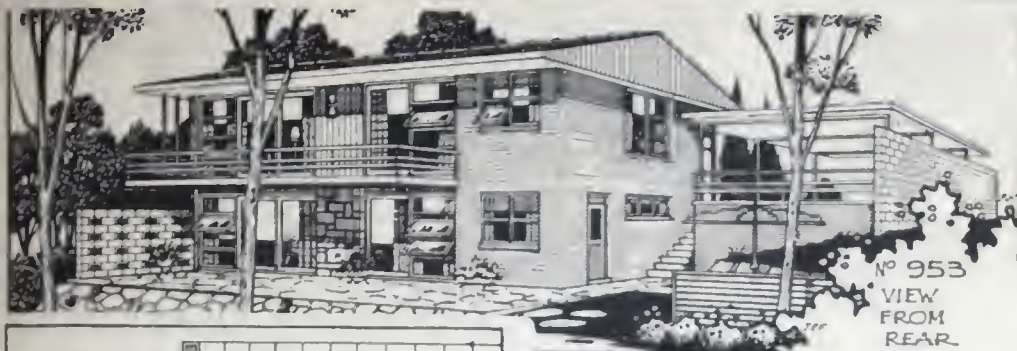


GRACE BROS. HOME PLANS SERVICE

Broadway — Parramatta — Chatswood — Newcastle (Lights).

INTERSTATE:—Brisbane TRITTONS

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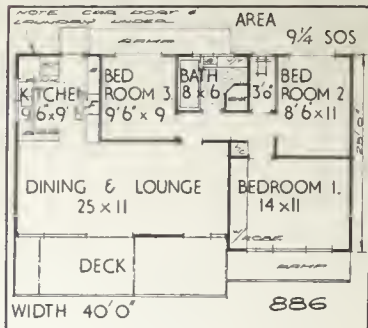
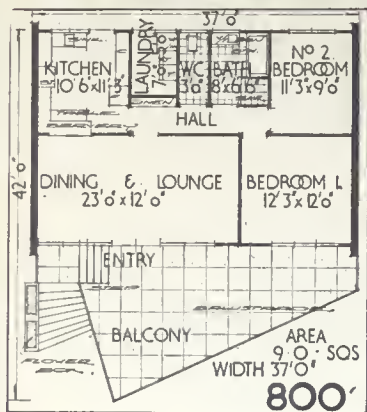
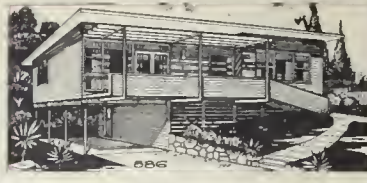
If you would like to study other home designs of all size and style write for a set of home plans leaflets & 1 Year Book ... £2/2/-.

(18 home plans leaflets @ 2/- each. 2 Home Plans Year Books @ 7/6 each. Postage on Year Books 1/2.)

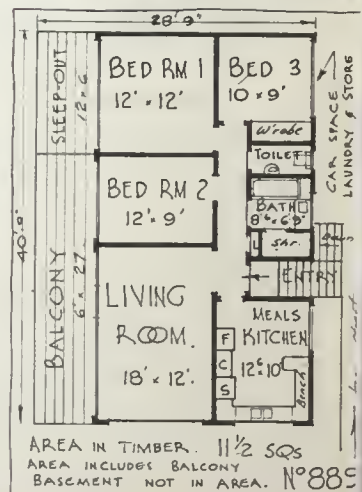
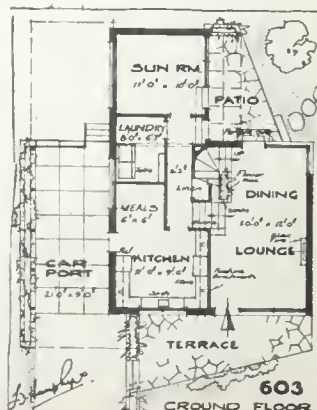
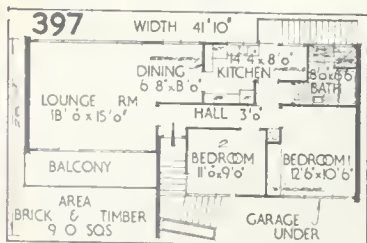
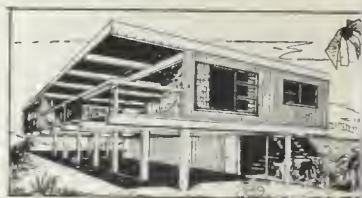
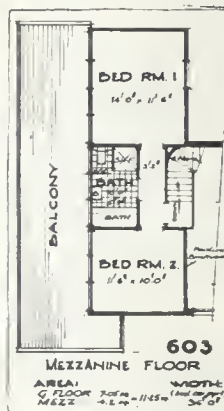
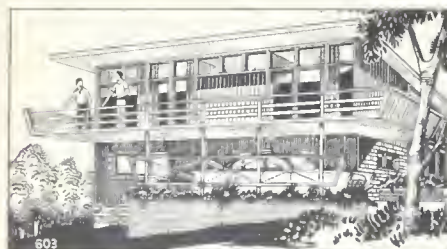
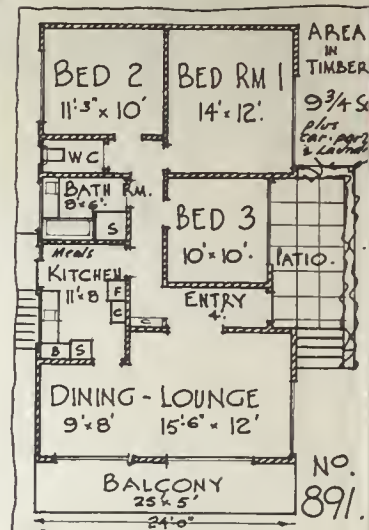
SEND TO: Mr/s

Amount enclosed

GRACE BROS HOME PLANS SERVICE
BOX 142 P.O. Broadway, Sydney

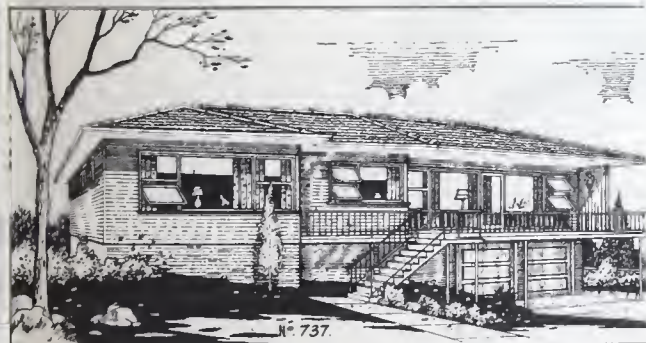
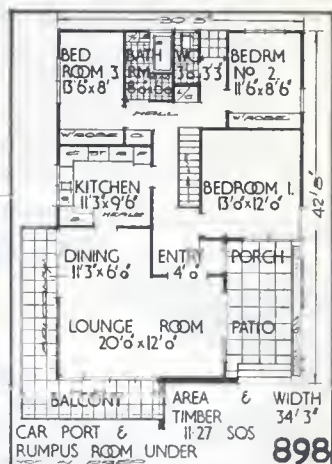


STANDARD PLANS £9/9/-.
ANY MATERIAL OR MIRROR
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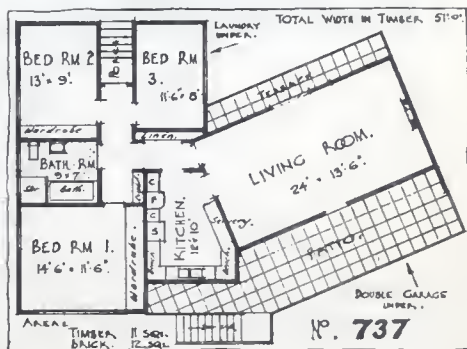


INDIVIDUALLY PREPARED PLANS
27.6 per square; 21/- per square basement
rooms.

THE MOST
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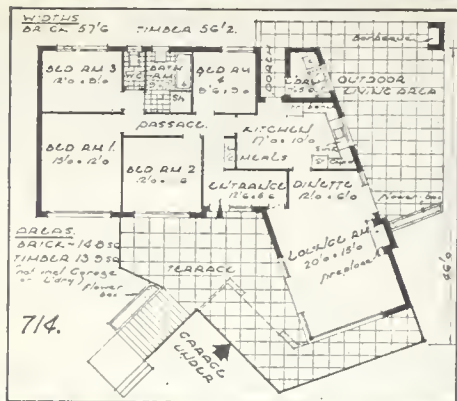


Many hundreds of intending homemakers have a fine block of land and no clear idea of the most suitable house for it. Send for "QUESTIONNAIRE ON PLANNING MY HOME" in which we discuss every aspect of planning to suit the site, building costs and the dozens of questions which homemakers raise.

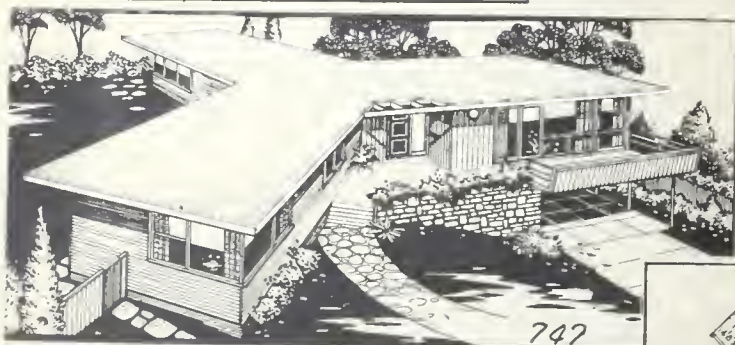




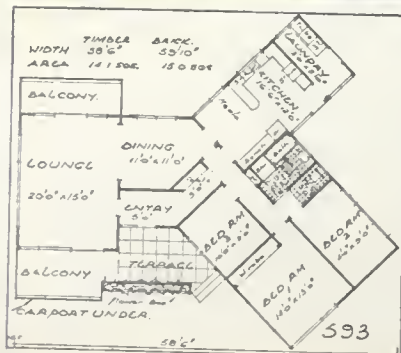
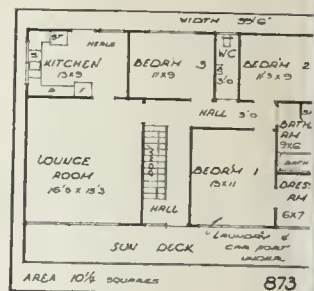
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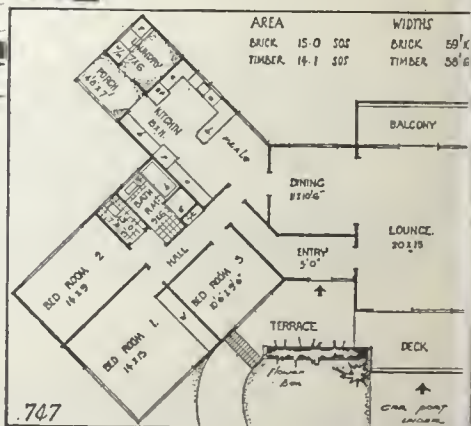


747



A HOME PLANS SERVICE Bureau is located in Grace Bros. stores at Broadway, Parramatta, Chatswood and Lights in Newcastle. Open during all store hours, including Saturday. No appointment necessary. Senior staff in constant attendance. Only senior and experienced staff handle your telephone and mail enquiries.

NEWCASTLE: At present senior interviewer at Lights on Tuesdays only.



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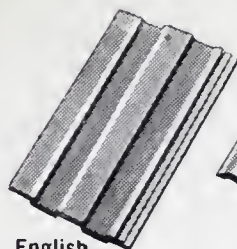
MARLEY

RELIANCE

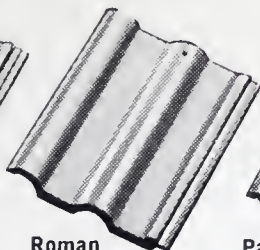
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DUAL GUARANTEE: When approved roofs are fixed by Marley, such roofs are guaranteed as follows:

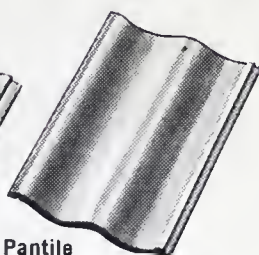
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THE ONLY ROOF TILES AVAILABLE IN THREE DISTINCTIVE DESIGNS.



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are decorator-chosen, true-to-sample and permanent for the lifetime of your home

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Within 48 hours of receiving your enquiry, Marley Reliance experts will measure your roof and quote for the supply and fixing of your tiles. Every assistance will be given you in the selection of colours or colour combinations, and the workmanship of roof tiling carried out by Marley Reliance is unconditionally guaranteed.

Marley Reliance Roof Tiles are available in a range of popular colours. They are made to meet the special needs of Australian homes and they conform to the Standards Association of Australia. The outstanding qualities of Marley's Tiles have been rigidly tested by builders and building authorities under all conditions and they have the approval of all leading authorities.

AUSTRALIA'S BEST TECHNICAL SERVICE

Phone: **632-0271**

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BEAUTY PLUS EASY CARE.



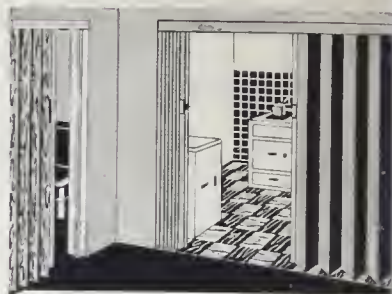
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BIG COLOUR RANGE. Design attractive floors for every room in the house. Countless colour combinations and patterns. Tiles 9 x 9 inches. Will give outstanding service.

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Smooth, soil-resistant surfaces are so easy to clean.



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Functional, decorative, durable, dependable, economical and hygienic. So easy to install anyone can do it with ordinary tools. Ideal room dividers between rooms and also efficient as cupboard and wardrobe closures. Valance boards give the perfect finish.

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Rolls out like a carpet. Distinctive decorative patterns in the loveliest colours ever seen. To clean just wipe with a damp cloth or mop.

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